

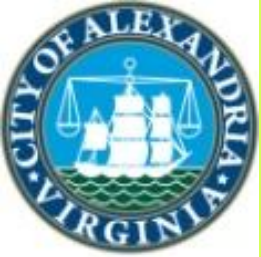
Beauregard Small Area Plan

Beauregard Community Meeting

February 21, 2012

7:00 PM





Agenda

- I. Overall Comments
- II. Urban Design
- III. Land Use
- IV. Upcoming Meetings –
Next Steps

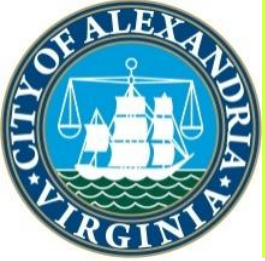
BEAUREGARD



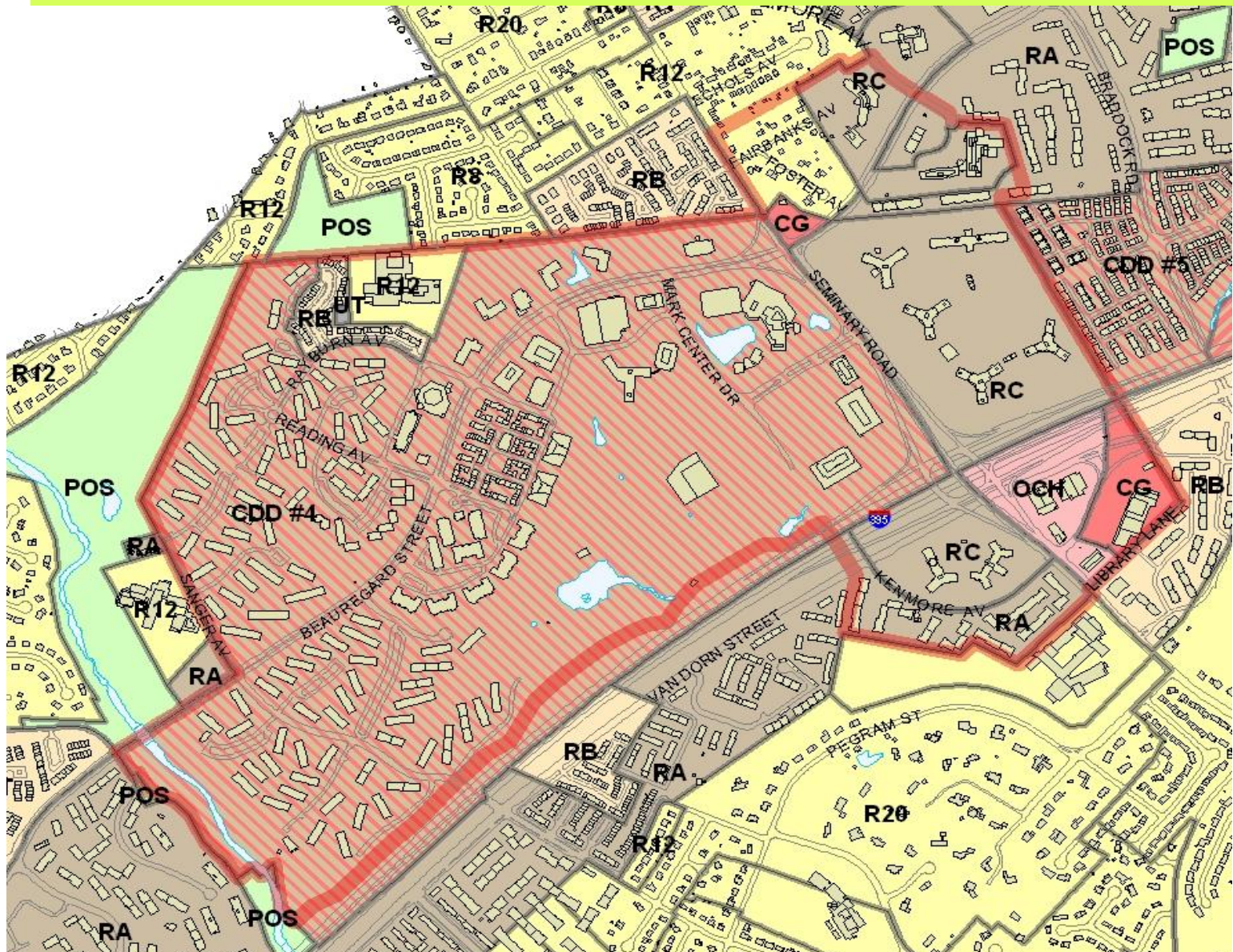
S M A L L A R E A P L A N

WORKING DRAFT 1.23.12

General



Plan Area – Zoning



Urban Design



Block Sizes

OLD TOWN



DOWDEN TERRACE

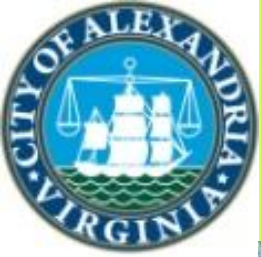


PLAN AREA - EXISTING



PLAN AREA - PROPOSED



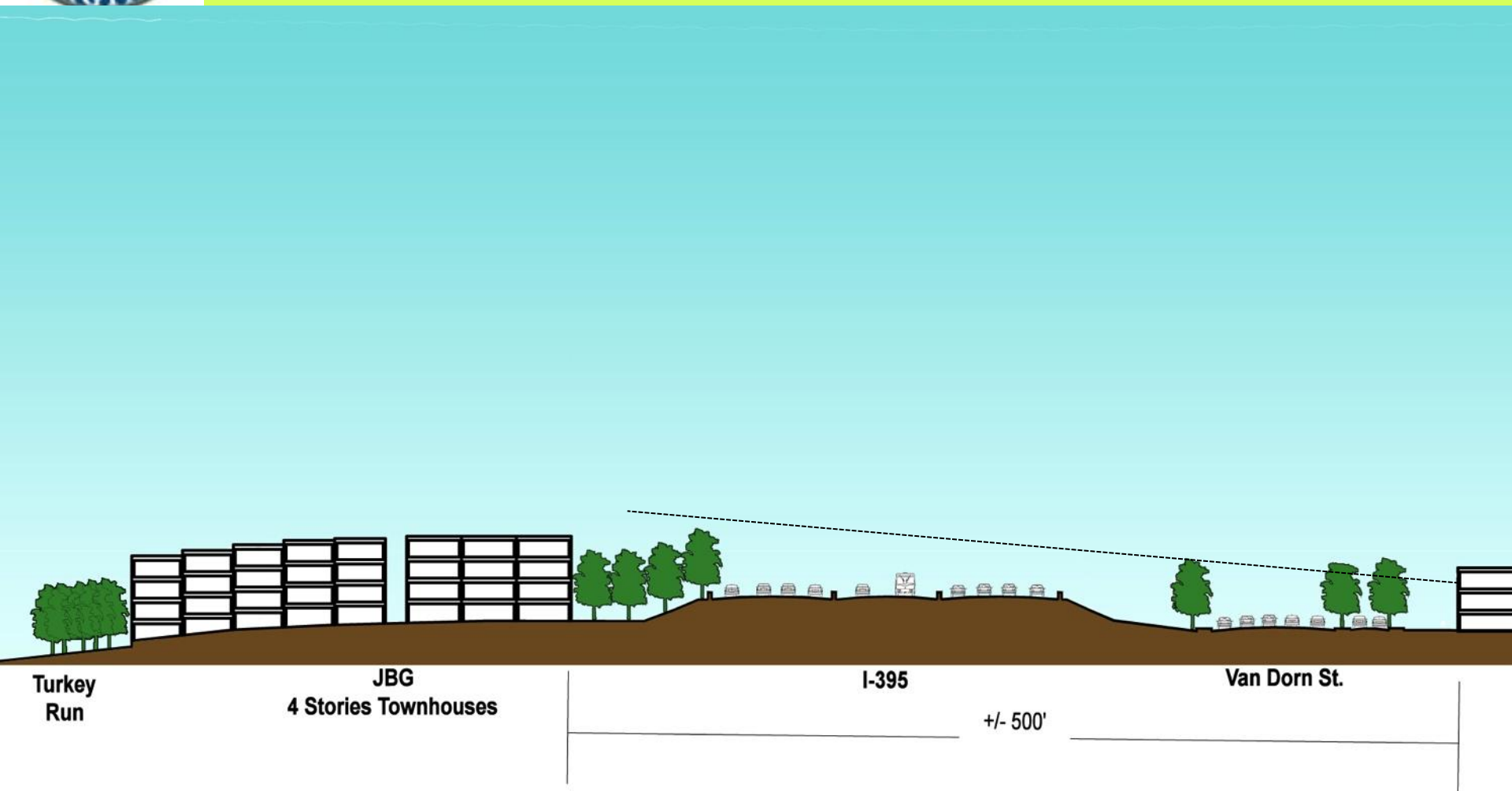


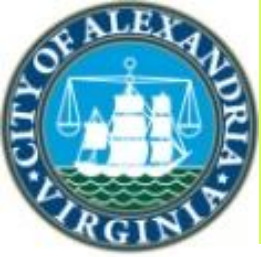
Buildings Adjacent to I-395





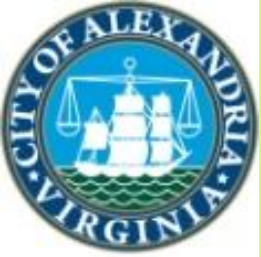
Buildings Adjacent to I-395



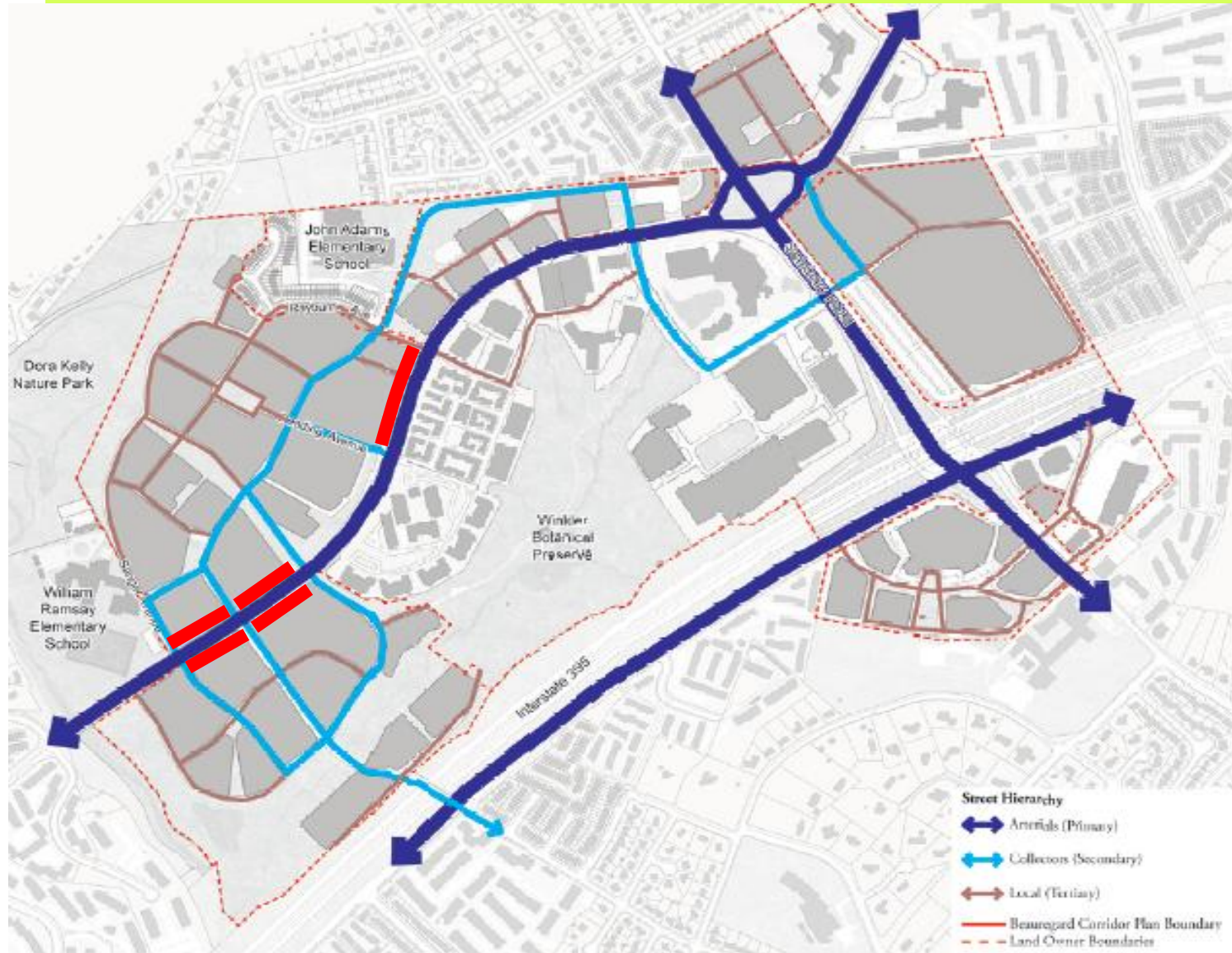


Buildings Setbacks – Streetscape Beauregard





Streetscape Beauregard – On Street Parking





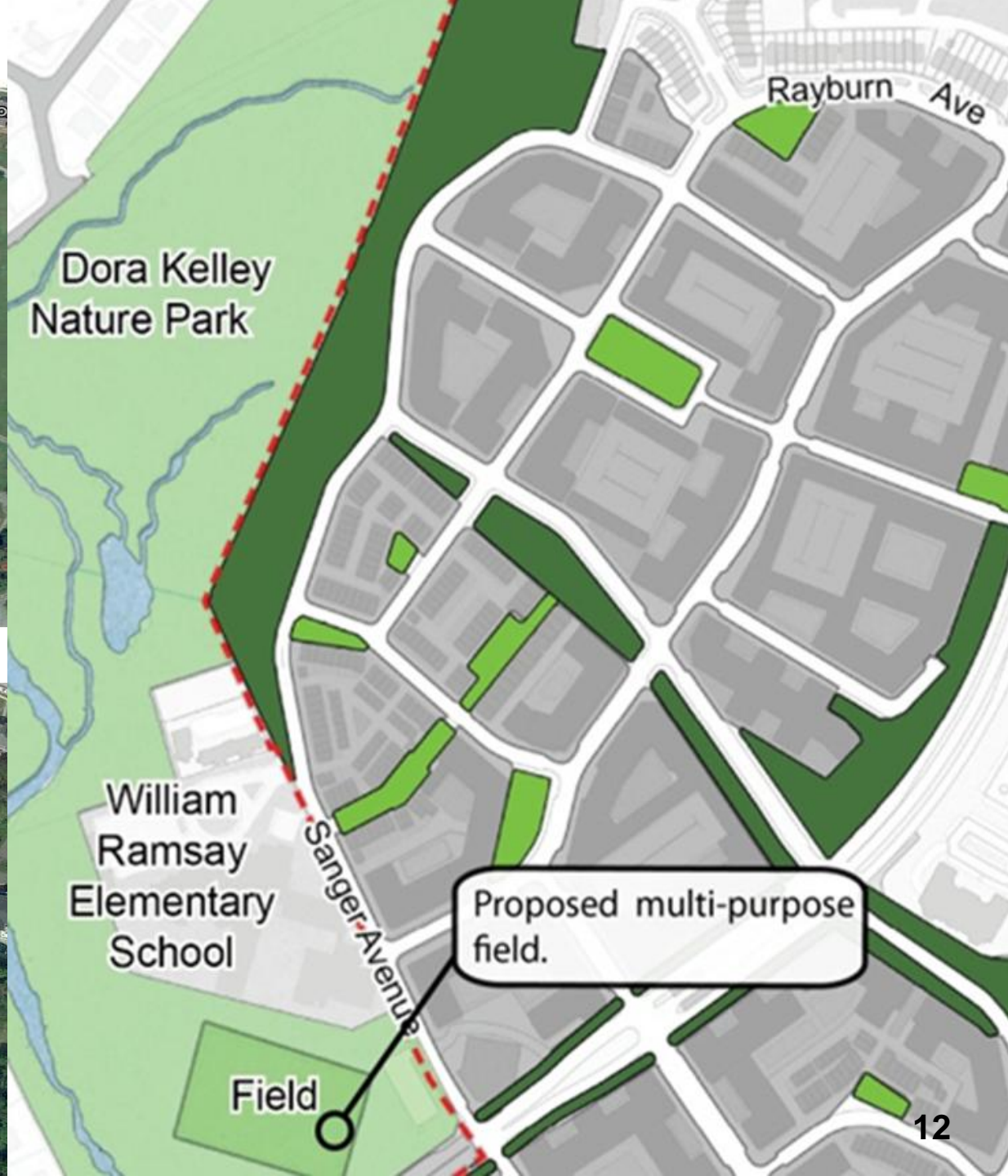
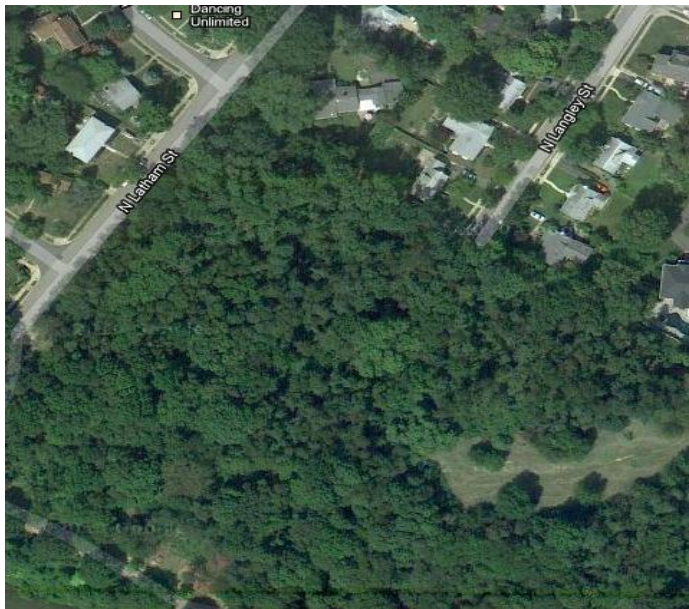
Dora Kelley Park

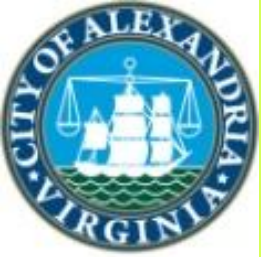


Founders Park



Holmes Run Park

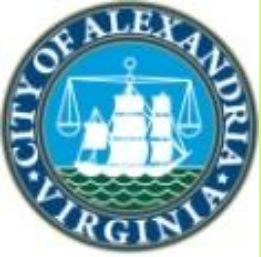




Dora Kelley Park

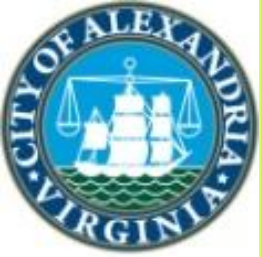


**Proposed
expansion of
Dora Kelley Park
+/- 7.2 acres**



Dora Kelley – Park Edge





Dora Kelley – Park Edge





Placemaking – Integration of Neighborhoods



Land Use

Building Heights

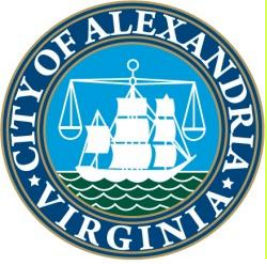
Uses

Retail

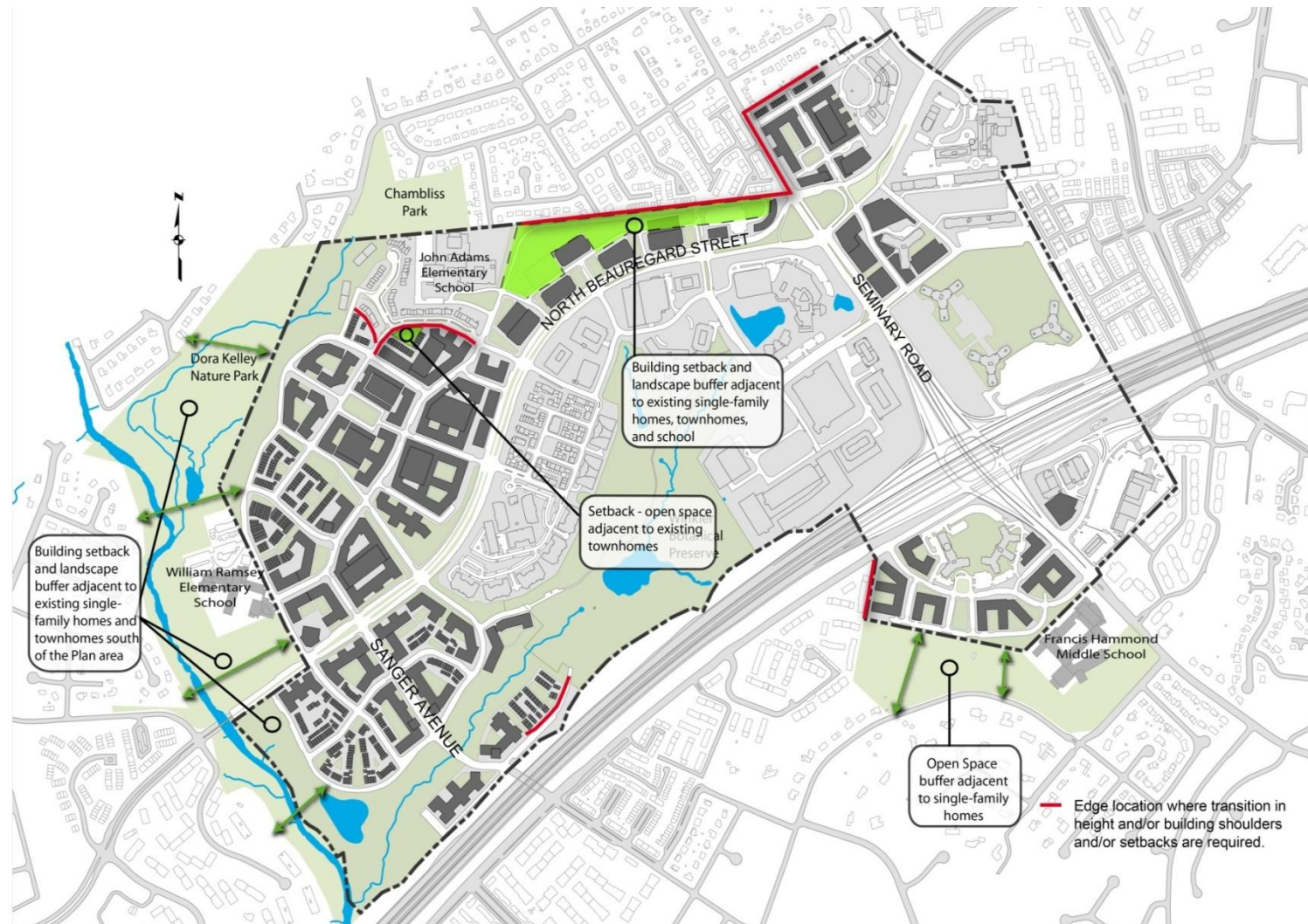
Open Space

Parking

Building Heights



Building Transitions – Adjoining Neighborhoods



- **Building Shoulders**
- **Setbacks**
- **Architecture Scale**



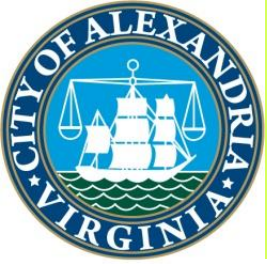
Building Heights (45 – 55 ft)





Building Heights (70 ft.)



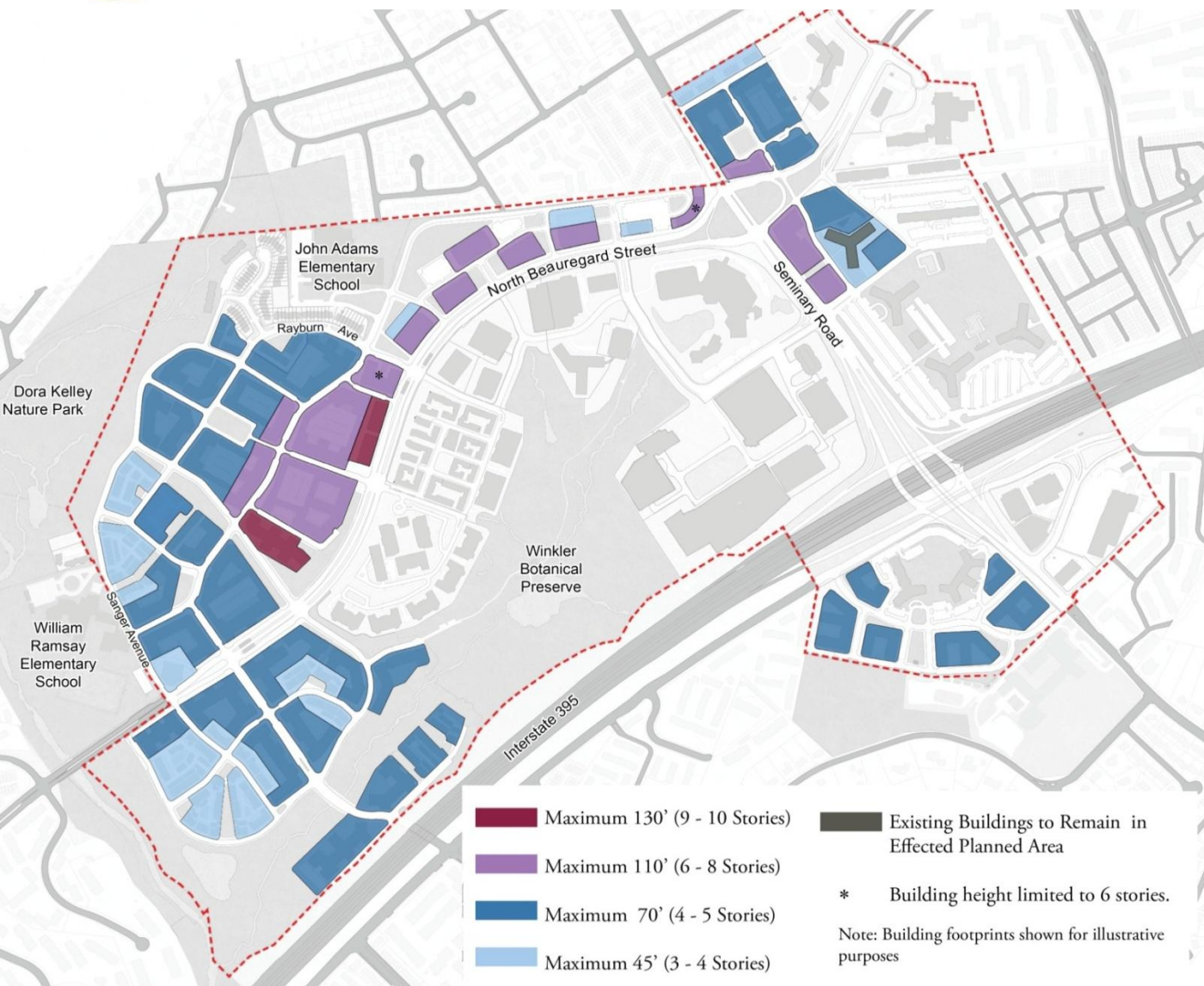


Building Heights (90 to 110 ft)

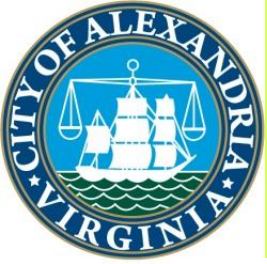




Building Heights

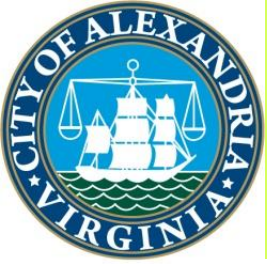


- **Maximum Heights up to 130 ft.**
- **Minimum Height**

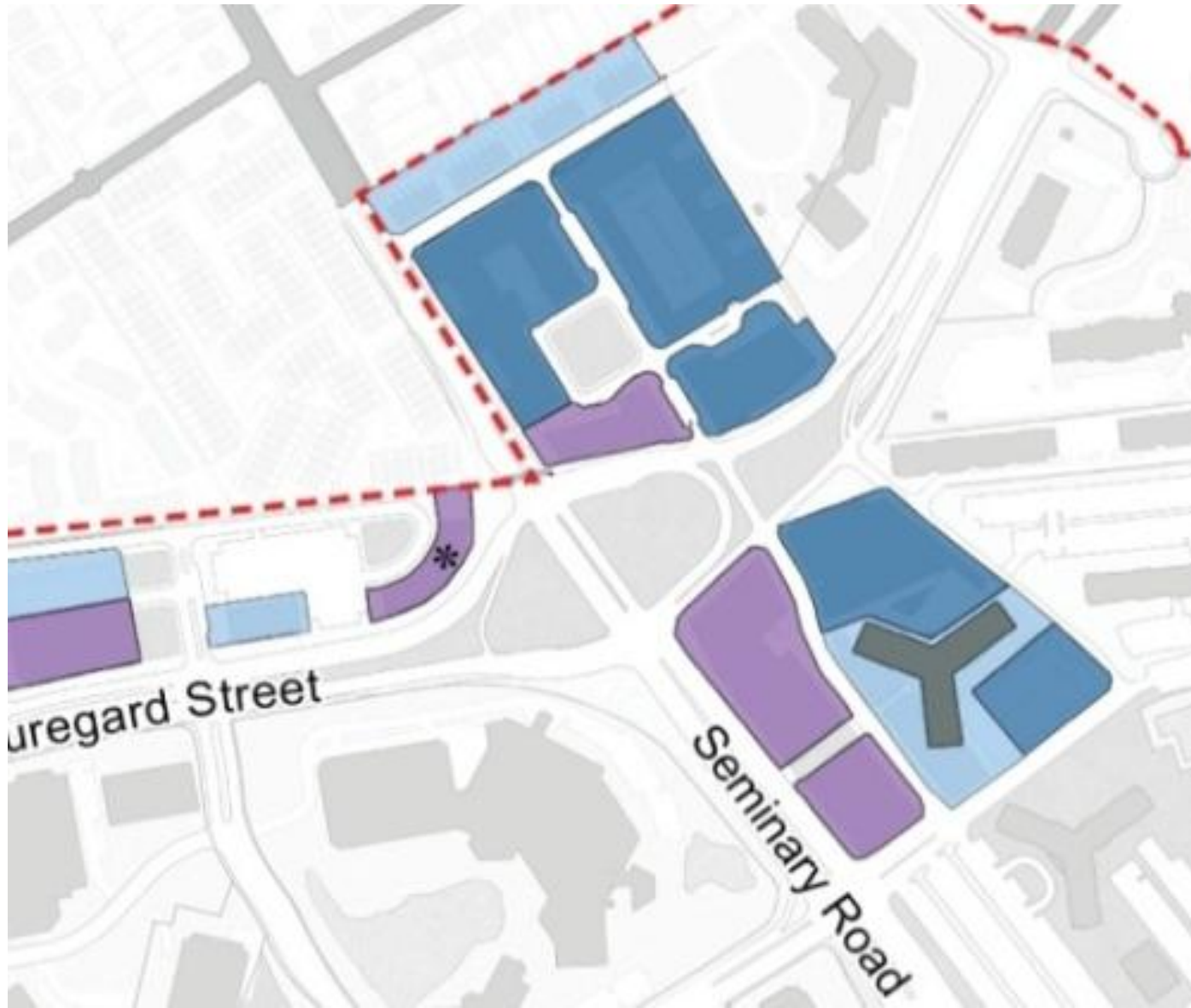


Building Heights – Town Center

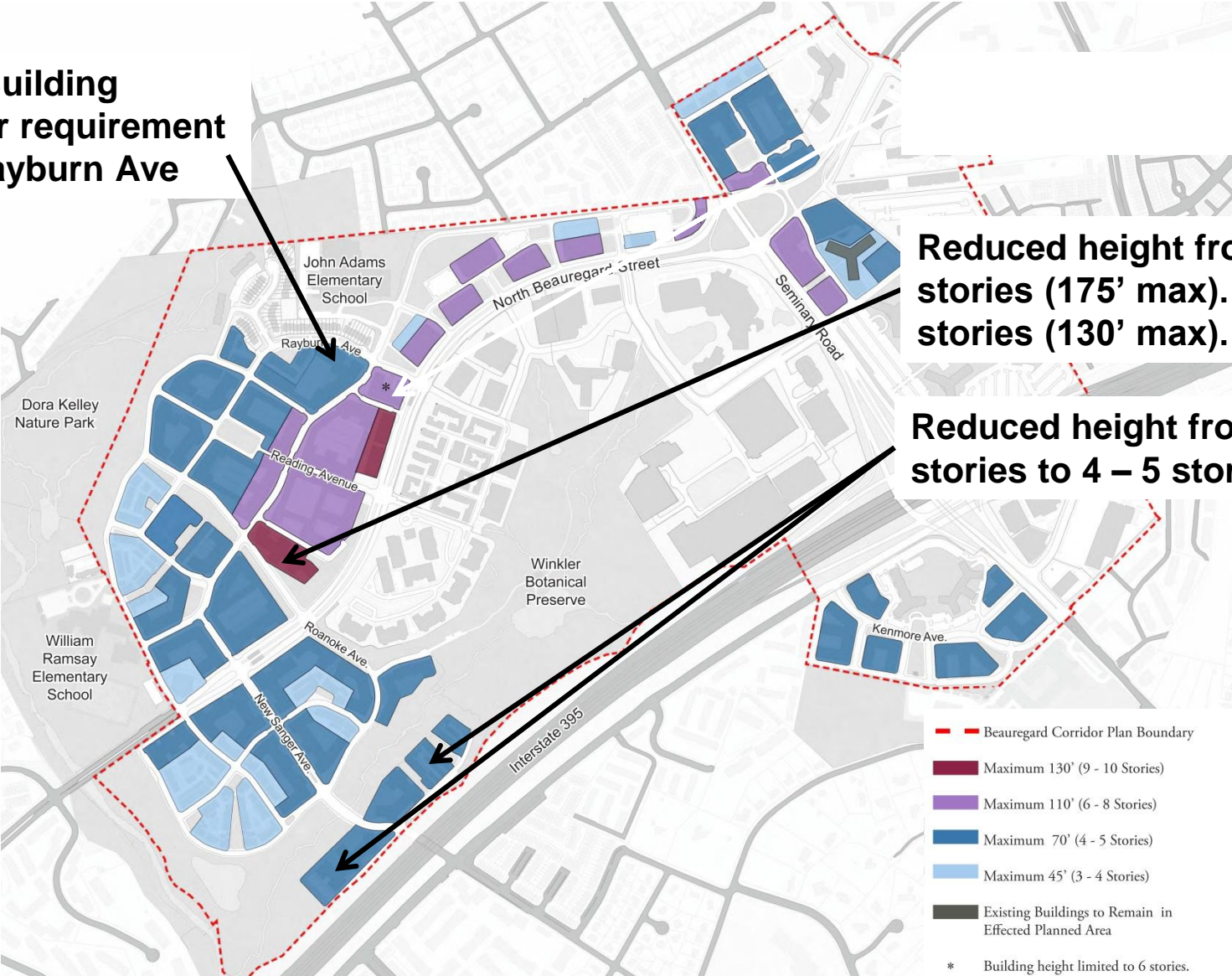




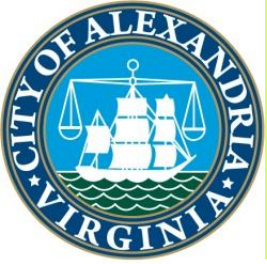
Building Heights – Elipse



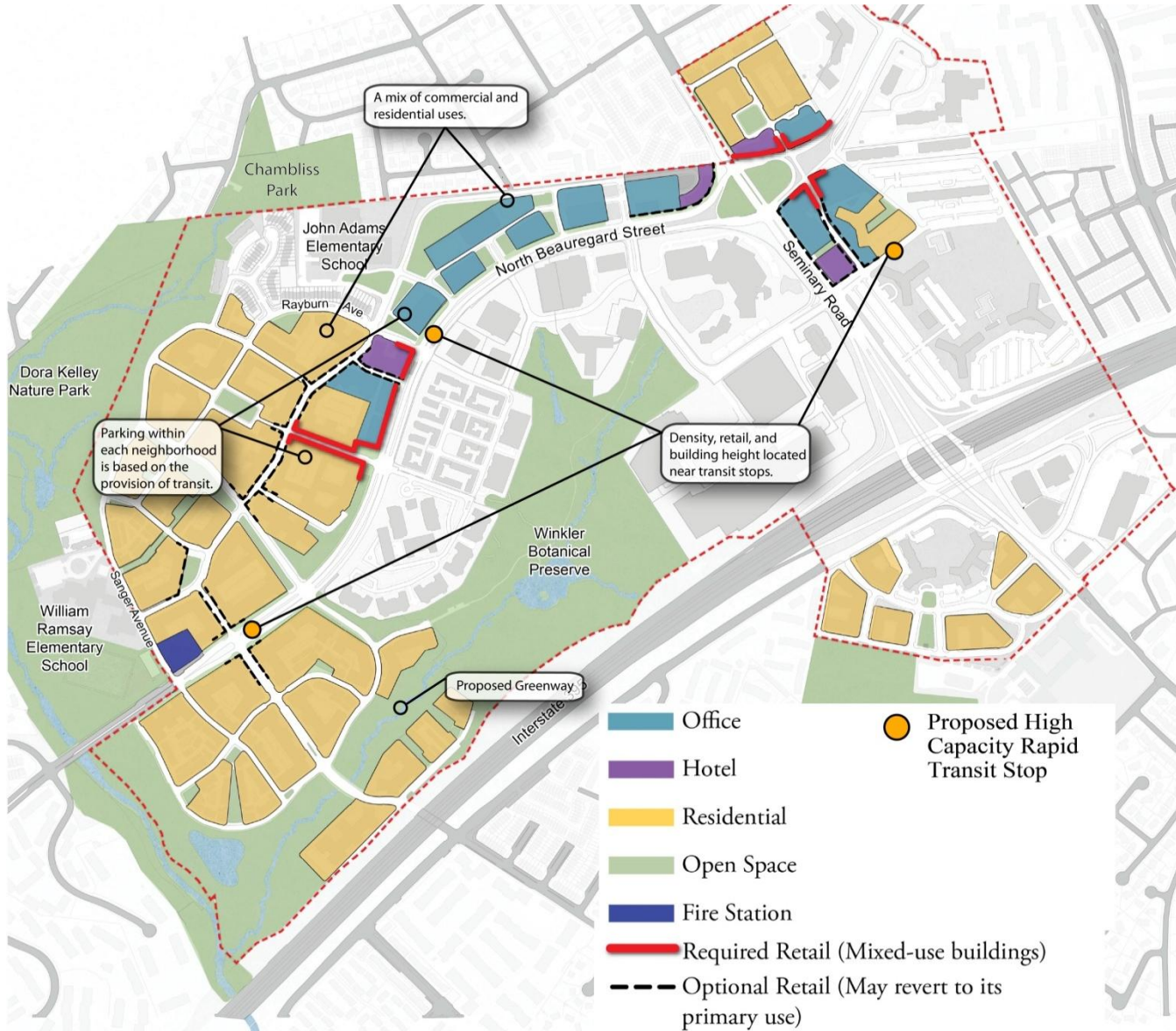
**Added Building
Shoulder requirement
along Rayburn Ave**



Uses



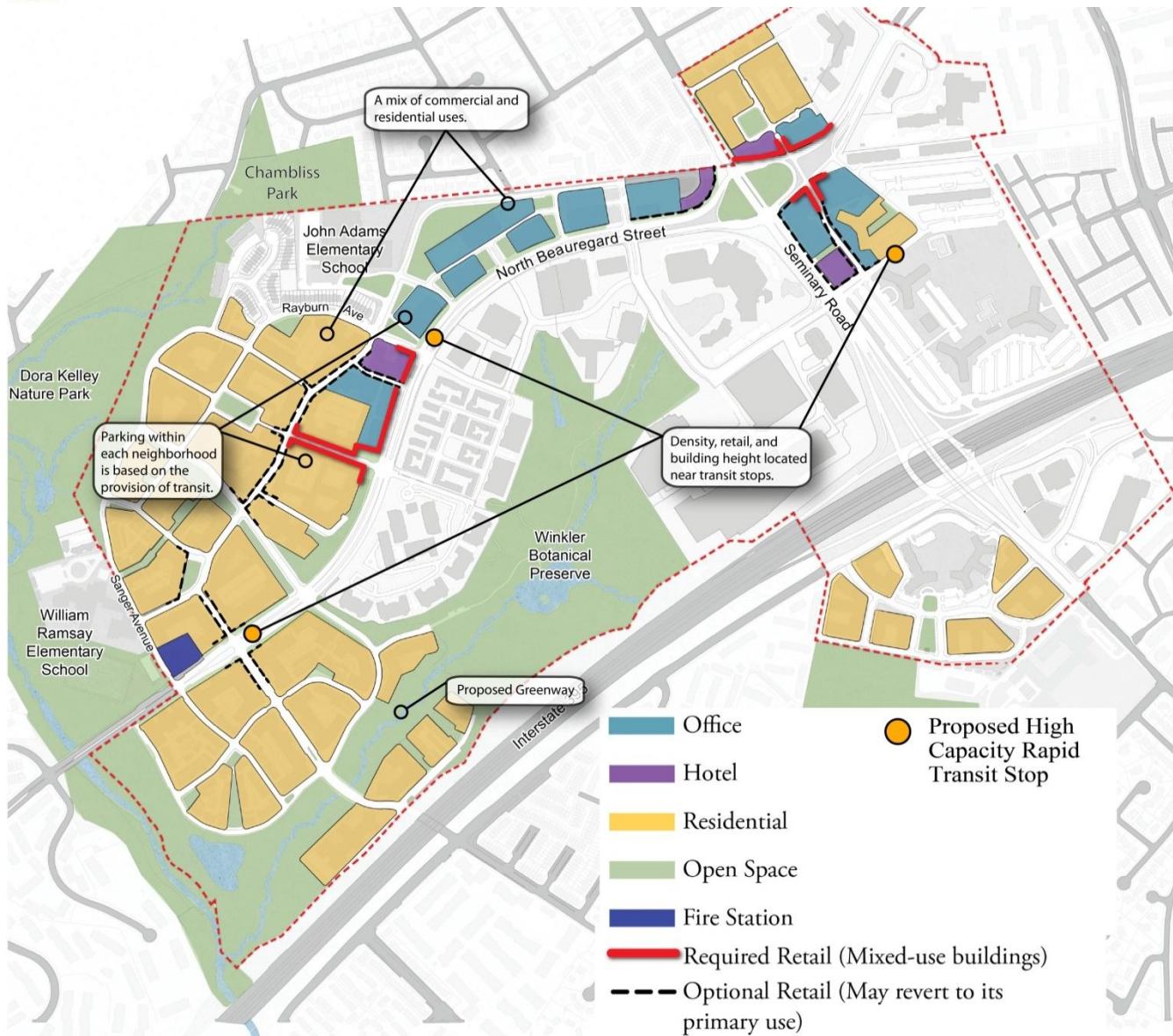
Land Uses



Retail

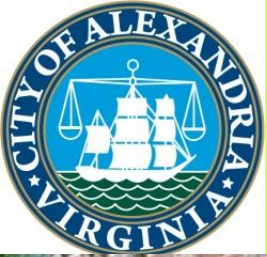


Retail



**225,000 sq. ft.
required retail**

**Total of
254,850 sq. ft.
(optional retail)**



Retail (Storefronts and Signage)



Parking



Parking

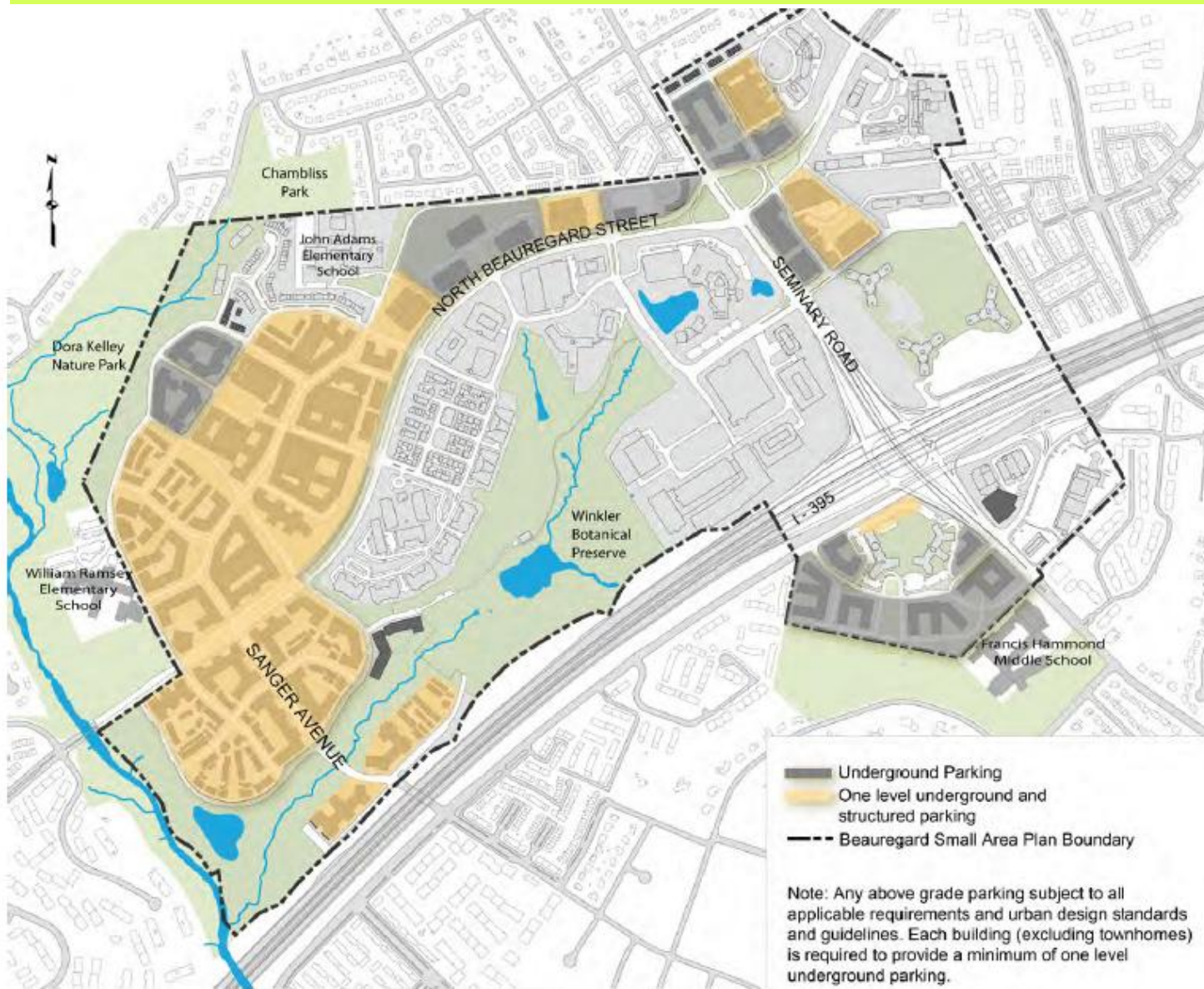
LAND USE	PHASE I— PRIOR TO OPERATIONAL DEDICATED TRANSIT	PHASE II— OPERATIONAL DEDICATED TRANSIT
Residential	1.75 sp/unit	1.3 sp/unit
Office	2.5 sp/1,000 sq.ft.	2.25 sp/1,000 sq.ft.
Townhouse	2.0 sp/unit	2.0 sp/unit
Retail	4.0 sp/1,000 sq.ft.	3.5 sp/1,000 sq.ft.
Hotel	1.0 sp/ room	.75 sp/ room

Notes:

1. A shared parking program is encouraged.
2. Additional visitor parking may be required for residential use(s), up to 15% of the provided parking.
3. Affordable housing units and other types, such as accessory dwelling units, may provide less parking.



Underground Parking



Open Space



Open Space



Total Site Area for the Beauregard Corridor.....	440.0 acres
Total Gross Area for the Land Bays A-G.....	188.0 acres
Total Net Site Area for Land Bays A-G.....	106.0 acres
Net Site Area includes private property (excluding streets)	

Public Open Space (To be Dedicated)	
Greenway.....	34.0 acres
Other.....	4.0 acres
Total.....	38.0 acres

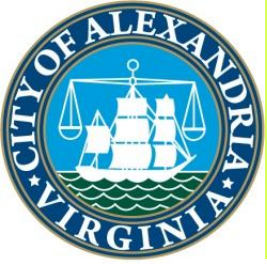
Defined Open Space (Private with Public Access).....	7.6 acres
Total Public and Defined Open Space.....	45.6 acres

Additional Open Space to be provided on the ground or above ground will be provided at the CDD rezoning phase.

Existing Adjacent Major Open Spaces (not included in calculation)	
Dora Kelly Nature Park/ Ramsey School.....	41.4 acres
Winkler Botanical Preserve.....	43.4 acres
Chambliss Park.....	8.0 acres
Hammond Park.....	8.5 acres
Total.....	101.3 acres

Existing Public Open Space

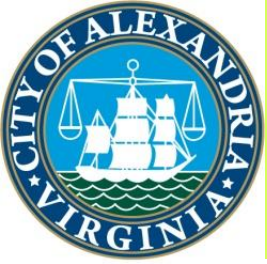
101.3 acres



Open Space



- **Multi-purpose field**
- **Existing open space**
- **Dedication or Easements**
- **Amount of open space**
- **Restoration**
- **Tree Canopy**
- **Community Gardens**



Future Meeting Topics & Issues

Transportation

- **What are the benefits of the ellipse?**
- **What are benefits of the HOV/Transit ramp?**
- **What is the cost of the transportation improvements?**
- **Are the transit enhancements beyond the cost of the Transitway?**
- **How will underground parking work?**
- **Is adequate parking provided?**
- **Are the roads included in the Plan needed?**
- **What are the benefits of the enhancement bicycle and pedestrian facilities?**
- **What are the transportation improvements that will be provided?**

Others?

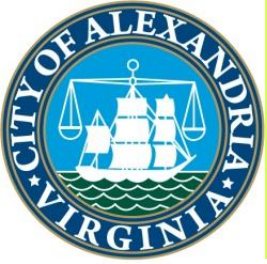


Future Meeting Topics & Issues

Housing

- **Can we find a way to:**
 - provide rents affordable to lower income levels in order to address the needs of existing tenants?
 - provide a longer affordability period, or provide affordability in perpetuity?
 - increase the number of affordable units?
 - Increase the number of larger size units?
 - Secure affordable housing earlier in the process (before 2020)?
- **How was the Buckingham affordable housing financed in Arlington?**
- **Provide information on what units are currently affordable, and what existing affordable units will remain.**
- **Provide clearer information on calculation of voluntary contribution.**
- **What would housing contribution be with by-right development or DSUP development?**
- **What are alternative scenarios (numbers of units, income levels) for the agreed-upon housing contribution?**

OTHERS?



Next Steps

Upcoming Meetings:

February 23rd @ 7 PM:	Housing Town Hall Meeting
February 27th @ 7 PM:	Beauregard Community Meeting
February 29th @ 7 PM:	Federation of Civic Associations Meeting
March 6th @ 7 PM:	Beauregard Community Meeting
March 7th @ 7:30 PM:	Transportation Commission Meeting – Public Hearing
March 8th @ 7 PM:	School Board Meeting
March 12th @ 7 PM:	Beauregard Community Meeting
March 22nd @ 7 PM:	Park & Recreation Commission Meeting – Public Hearing

